



Meeting Summary
August 26, 2015

Attendance

Panel Members: Phyllis Cook, Chair
Mohammad Saleem, Vice Chair
Phillips Engelke
Rob Hollis
Don Taylor
Peggy White

DPZ Staff: Raj Kudchadkar, Dace Blaumanis, Kate Bolinger, Mary Smith

Troy Hill Square, Parcel A-30 #15-13

Owner/Developer: Troy Hill Square, LLC
Architect: Arium I AE
Engineer: Sill Engineering Group, LLC

Dorsey's Ridge #15-14

Owner/Developer: Dorsey's Ridge, LLC
Architect: Hord Coplan Macht
Engineer: Fisher, Collins and Carter

1. Call to Order – DAP Chair Phyllis Cook opened the meeting at 7:34 pm, calling for introductions of the Panel, staff and project team.

2. Review of Troy Hill Square, Parcel A-30 #15-13 – Paul Sill, Engineer, Sill Engineering Group, LLC, stated this two-acre project, zoned B-2, is located in the Troy Hill Corporate Center. The site is north of the Route 1/Troy Hill Drive intersection and does not have access to Route 1. The open space parcel in front of the site contains a storm water management facility for the Corporate Center. Mr. Sill described the proposal: a 15,000 square foot building on the back of the site with parking in front of the building and with a two-way access drive to Troy Hill Drive. The site has nine feet of vertical difference from Route 1 to the parking area and from a 60-foot to 110-foot horizontal distance from Route 1. Mr. Sill said the site has considerable grade difference from the front to the back. The proposal includes two bioretention facilities for storm water management treatment and various landscaping. The back of the building and the northeast side will have a retaining wall between the building and property lines.

Steve McLaughlin, Architect, Arium I AE, noted that this preliminary design for the retail building includes variations in the planes of the façade. The darker color at the bottom of the building represents brick. There will be glass store fronts. The buff and brighter colors above will be Dryvit or EIFS.

Cindy McLaughlin, Project Architect, Arium I AE, added that there would be a stone base around the entire perimeter and that the recessed areas would be brick, in a reddish tone, to break up the façade.

Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Director of the Department of Planning and Zoning.

DAP Vice Chair Mohammad Saleem offered the following motion:

1. "That the applicant consider the elevation, the cornice detail to relate more to the contemporary details of the canopy, how they are hung, and the glass overall that would help the appearance of the building."
Seconded by R. Hollis.

Vote: 6-0 to approve.

DAP member Don Taylor offered the following motion:

2. "That the applicant consider rotating the building 90 degrees, putting more emphasis on the narrow end of the building as it faces Route 1 and utilizing the open space on that end of the building."
Seconded by M. Saleem.

Vote: 6-0 to approve.

DAP member Phil Engelke offered the following motion:

3. "That the applicant use the end wall of the rotated building as a major place for identity, for illuminating the wall, whether it is a single user or multiple users. It is a much better location for the project identity whether the pylon [sign] is out at Route 1 or back at the entry. The main signature identity should be on Route 1." Seconded by R. Hollis.

Vote: 6-0 to approve.

DAP Chair Phyllis Cook offered the following motion:

4. "That the sidewalk be continued in terms of paving or striping – for continuation of the sidewalk across to the entrance drive." Seconded by P. Engelke.

Vote: 6-0 to approve.

3. Review of Dorsey's Ridge #15-14 – Mr. David Woessner, Owner and Developer, introduced his project team and said he has had numerous meetings with community members.

Miguel Iraola, Landscape Architect, Hord Coplan Macht, provided an overview of the neighborhood plan. He described the site context, surrounding areas, and existing conditions. He described how the proposal involves a request for rezoning the property to the Community Enhancement Floating-Residential (CEF-R) zone and listed the CEF-R district criteria upon which the proposal will be judged.

Mr. Iraola described the site's location at the end of Cooks Lane, off Old Columbia Pike, where it is surrounded by a few small communities and neighborhoods. He noted that the site contains 10.9 acres and is currently zoned R-ED (Residential: Environmental Development). Mr. Iraola identified existing buildings on the site, including the historic Pue-Fulton home, which is situated geographically in the center of the property and at the highest point of the site.

The development proposal calls for the construction of 74 new townhome units of varying width (24 feet, 20 feet, and 16 feet). These would be organized around a central focal point, the Pue-Fulton house and grounds. Mr. Iraola described how the Pue-Fulton home will be restored and reused with space for public use, private offices, and a private apartment (which could be home to a caretaker). He noted the possibility of including a historical exhibit within the public portion of the Pue-Fulton house.

Matthew Fitzsimmons, Architect, Hord Coplan Macht, presented the architectural character components of the proposal. He called attention to the proposed treatment of three types of townhome facades: 1) end-units facing the Pue-Fulton home, which will be designed to appear as front facades; 2) units with front-loaded garages, which will be designed to be wider than other units; and 3) units with rear-loaded garages.

Mr. Fitzsimmons described the design strategy to restore the Pue-Fulton house back to its original character. He noted that restoration work will include restoring dormers, columns and porch features, and returning the siding and roofing to cedar shingles. He described the intent to create a distinctive difference between the historic Pue-Fulton's American foursquare style and the more urban style townhomes.

Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Planning Board.

DAP member Don Taylor offered the following motion:

1. "That the applicant consider increasing the width of the front load garages and reducing the density along that edge of that property." Seconded by R. Hollis.

Vote: 6-0 to approve.

DAP Vice Chair Mohammad Saleem offered the following motion:

2. "That the applicant consider the form, the style, of the development by looking at eliminating slope roofs and the architecture not to be emulating the Fulton, so Fulton stands out as a gem."
Seconded by D. Taylor.

Vote: 6-0 to approve.

DAP member Don Taylor offered the following motion:

3. "That the applicant also do their best to minimize the paved area. Reduce parking as best as they can or consolidate it somewhere so that the massing of the architecture can be improved somewhat."
Seconded by P. Engelke.

Vote: 6-0 to approve.

DAP Chair Phyllis Cook offered the following motion:

4. "That the opportunity for the low income apartments be maintained on the premises if at all possible."
Seconded by P. Engelke.

Vote: 6-0 to approve.

4. Call to Adjourn – DAP Chair Phyllis Cook adjourned the meeting at 9:18 pm.